

AT A REGULAR MEETING OF THE CULPEPER COUNTY BOARD OF SUPERVISORS HELD IN THE BOARD ROOM, LOCATED AT 302 N. MAIN STREET, ON TUESDAY, JUNE 7, 2011.

Board Members Present:

William C. Chase, Jr., Chairman

Sue Hansohn, Vice Chairman

Larry W. Aylor

Steven E. Nixon

Brad C. Rosenberger

Tom S. Underwood

Steven L. Walker

Board Members Absent:

None

Staff Present:

Frank T. Bossio, County Administrator

Roy B. Thorpe, County Attorney

John C. Egertson, Planning Director

Paul Howard, Director of Environmental Services

Donna Foster, Deputy Clerk

CALL TO ORDER

Mr. Chase, Chairman, called the meeting to order at 10:01 a.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mrs. Hansohn led the members of the Board and the audience in the Pledge of Allegiance to the flag.

APPROVAL OF AGENDA – ADDITIONS AND/OR DELETIONS

Mr. Chase called for additions or deletions to the agenda.

Mr. Underwood moved, Mrs. Hansohn seconded, approval of the agenda as presented.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

APPROVAL OF MINUTES

Mr. Chase presented the minutes of the April 25, 2011 7:00 p.m. and 8: 00 p.m. Budget & Tax Rate Public Hearings, May 3, 2011 10:00 a.m. and 7:00 p.m. regular meetings, and May 4, 2011 6:00 p.m. Special Joint Board of Supervisors and Town Council meeting, to the Board for approval.

Mr. Nixon moved, Mr. Aylor seconded, approval of the minutes as presented.

Mr. Rosenberger requested a correction be made to the May 4, 2011, Special Joint County and Town Meeting. He clarified that his request was that a change be made to the Town's ordinance to not require grass be cut to certain lengths for agricultural land that may be taken into the Town.

Mr. Nixon and Mr. Aylor agreed to amend the motion to approve the minutes as presented, except that a change be made to the May 4, 2011 Special Joint County and Town Meeting as requested by Mr. Rosenberger.

The change made to Page 3 of the minutes: Mr. Rosenberger referenced page 10 Section 3.5.7 and questioned if the Town would be willing to amend its current ordinance so they it would not require the land to be divided to certain lengths same grooming standards in regard to grass length if the ~~parcel~~ it is being actively farmed. Mayor Coleman agreed it would be taken care of.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

3.0 CONSENT AGENDA

Mr. Bossio briefly reviewed the following items:

a. The Board will consider categorical transfers for the School System for the FY 11 Budget: Instructional category to the Technology category, to purchase computer labs (\$150,000); to the Transportation category to cover the purchase of diesel fuel (\$309,577); to the Facilities category to cover salary and benefits (\$121,803); and to Administration to cover the cost of contractual services (\$116,371).

b. The Board will consider acceptance of and a budget amendment (\$20,000.00) for the Library for a donation received from the Friends of the Library. The donation will assist with salaries of part time staff.

c. (REMOVED FOR DISCUSSION) The Board will consider a budget amendment (\$360,683.00) for the Environmental Services budget. The Landfill Tipping Fee revenue and Contractor Services are the line items to be adjusted.

d. The Board will consider a budget amendment (\$11,643.00) for the Water & Sewer budget. The Water & Sewer Charges revenue and the Purchase of Water are the line items to be adjusted.

e. (REMOVED FOR DISCUSSION) The Board will consider a budget appropriation (\$60,000.00) for professional architectural services to design an addition to the County Building at 1835 Industry Drive for future use by the Department of Human Services.

Mr. Underwood requested the removal of Items 'c' and 'e' for discussion. He noted for Item 'c' he was interested in knowing how far above or below the revenue and expenses were to the projections. He said with Item 'e' it appeared there was a particular person in mind to perform the architectural services and he would like to discuss this.

Mr. Chase asked for clarification on Item 'a' which listed money being transferred from the Instructional Category into a salaries and benefits category (\$121,803). School Superintendent Johnson explained it was to cover the salary of the individual that had been added to Facilities when the money was received to work on the renovation of the Culpeper High School.

Mr. Underwood moved, Mrs. Hansohn seconded, approval of the Consent Agenda with the exclusion of Items 'c' and 'e.'

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

c. The Board will consider a budget amendment (\$360,683.00) for the Environmental Services budget. The Landfill Tipping Fee revenue and Contractor Services are the line items to be adjusted.

Mr. Underwood asked the amount of revenues versus expenses for the landfill. Mr. Howard noted the net change in the revenues was \$360,683 and this was basically off-set by expenses so the net for the Enterprise Fund was unchanged. Mr. Howard clarified that the County has about a \$6.00 margin between what it charges per ton for solid waste versus what it pays in its disposal cost per ton and that there had been more non-payers coming in which equated to the unchanged net amount.

Mr. Underwood moved, Mr. Walker seconded, approval of the budget amendment (\$360,683) for the Environmental Services budget.

Mr. Walker asked what contractor services were being adjusted. Mr. Howard responded it was the contract with Republic Waste Disposal and Joyce Engineering and briefly explained the adjustments.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

e. The Board will consider a budget appropriation (\$60,000.00) for professional architectural services to design an addition to the County Building at 1835 Industry Drive for future use by the Department of Human Services.

Mr. Underwood asked if the services had been put out to bid or how Dex Sanders had been selected. Mr. Howard stated Mr. Sanders had been selected a couple of years ago for general architectural services and the contract with Mr. Sanders would expire around December 2011.

Mr. Underwood asked why this contract was not bid and how was it determined that \$60,000 was a good price for the services. Mr. Howard stated it was a very good price,

because usually it is 7 to 8% of the project cost. In response to further questioning, Mr. Howard stated he did not recommend bidding the services.

Mr. Aylor agreed that with jobs in this category it typically ran 5 – 8% for the architect services and stressed that Mr. Sanders had done a wonderful job and looked out for the County. He said he hoped in the future the contract could be renewed with Mr. Sanders.

Mr. Walker advised that Human Services' current lease agreement runs out in January and since it the plan is to use the rent money to repay the note on the property purchase, timing was of the essence. He briefly discussed the length of time it takes to get proposals, etc.

Mr. Chase stated he would agree with Mr. Walker's point; however, as a policy the County should go out for bids because you never know what might be achieved when there is competition.

Mr. Underwood moved, Mr. Aylor seconded, approval of the budget appropriation (\$60,000.00) for professional architectural services to design an addition to the County Building at 1835 Industry Drive.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

GENERAL COUNTY BUSINESS

SPECIAL PRESENTATIONS/RECOGNITIONS – *There were none.*

LINE OF DUTY ACT (LODA)

a. The Board will consider: 1) repealing its May 3, 2011 Resolution to Opt out of the VRS Line of Duty Fund, and 2) approval of the Resolution entitled Irrevocable Election Not to Participate in Line of Duty Act Fund which is required by the Virginia Retirement System.

Mr. Bossio explained that the Line of Duty Act issues had been considered during the budget process and Staff was asked to consider the options and this had been done. He noted that it came down to the difference in monetary cost between Virginia Association of Counties Group Self Insurance Risk Pool (VACorp) and Virginia Retirement System (VRS). Mr. Bossio noted the Board had approved sending an opt out resolution to the State and the County had received it back with a new resolution which the State was requiring the County to use. Mr. Bossio discussed the difference in services offered by VACorp versus the VRS.

Mr. Bossio noted that the Board would need to repeal the previously adopted resolution to opt out of the VRS Line of Duty Fund and approve the Resolution titled Irrevocable Election Not to Participate in Line of Duty Act Fund.

He called the Board's attention to the second and third 'Resolved' paragraphs contained in the Resolution received from VRS. He noted that VACorp representatives have indicated that VACorp will take care of these.

Mr. Thorpe added that the bottom line was the State was insistent that the County use the Resolution provided and while it was not a document that he would have drafted, he recommended the Board proceed with approving it.

Mr. Underwood expressed concern with the fact that a State agency wrote a resolution and required that the County pass it and if not, the County would be considered as opting into the VRS program.

Following further discussion, Mr. Nixon moved, Mr. Aylor seconded, to approve repealing the May 3, 2011 Resolution to Opt out of the VRS Line of Duty Fund, and adopt the Resolution titled Irrevocable Election Not to Participate in Line of Duty Act Fund which is required by the Virginia Retirement System.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Walker

Nay - Underwood

Motion carried 6 to 1.

b. The Board will consider approval of the Line of Duty Addendum to the Member Agreement for Virginia Association of Counties Group Self Insurance Risk Pool. (This item was postponed by the Board at its May 3, 2011 AM meeting to allow staff time to perform a more in-depth study of the two available options and provide firm figures on both options.)

Mr. Bossio and Mr. Thorpe explained that in order for the County to fund LODA through VACorp the addendum to the agreement needed to be approved.

Mr. Nixon moved, Mr. Underwood seconded, to approve the Line of Duty Addendum to the Member Agreement for Virginia Association of Counties Group Self Insurance Risk Pool.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

4.03 ENERGY EFFICIENCY COMMUNITY BLOCK GRANT

The Board will receive an update from Jeb Paarfus, Building Inspector/Green Building Resource Center Liaison, regarding the Energy Efficiency Community Block Grant.

Mr. Paarfus thanked the Board on behalf of the Green Building Resource Center for the opportunity to provide an update on the progress made during the past year. He recognized Bruce Cornwell, Project Manager, and Lori Loy, Project Assistant.

Mr. Paarfus noted it had been a little over a year since the Board had voted to accept funding from the Energy Efficiency Community Block Grant Program. He noted they had

formed the Green Building Resource Center to ensure the use of the funds would benefit the community and aid the local building departments within Planning District 9 in transitioning into utilizing the 2009-2012 Energy Codes. Mr. Paarfus thanked the Board for its support and stated he looked forward to great things happening as they moved forward with this program. He provided a PowerPoint presentation. A copy of his outline is on file.

Mr. Underwood asked if any County dollars were going toward the Green Building Resource Center. Mr. Paarfus clarified that the only County dollars that can be tracked to the Center were normal support items: office space, use of a County vehicle, utilities, phones, etc. He noted in return, the Center provides office support and supplies to the County. Mr. Underwood asked if it would be possible for the grant funds to be used toward services that might be received from other departments i.e. establishing a website. Mr. Paarfus stated yes, the funds could be used for that type of activity. He noted that the Resource Center did not receive a bill from the IT Department for their service. Mr. Underwood stated that he wanted to make sure that a bill was received from the IT Department for that service and that it will be turned in for payment through the grant. Mr. Paarfus agreed this could be done, but emphasized that the grant required "like funding" which included items previously mentioned: office support, utilities, etc.

Mr. Paarfus stated they hoped that in the near future they would be offering better services to the County in terms of building analysis, energy saving plans and suggestions for the county buildings and working with the Environmental Services as these things develop. He noted they were trying to impact the community in a positive manner and they planned to become more involved in evaluating the county building to see how money can be saved.

Mr. Underwood stated he was sure they were doing a good job and he appreciated the update. He stated he still had mixed emotions relative to voting for acceptance of the grant although it was good that it helped with retaining county employees and it provided consumer education on better use of energy which was also good. He didn't agree with helping the federal government spend money that harms the economy in other ways.

Mr. Paarfus stated he understood the concerns; however, the State of Virginia is mandating a compliance level and the Center was trying to use the money to help with the transition.

Mr. Chase thanked Mr. Paarfus and asked if there were any other comments

Mr. Walker thanked Mr. Paarfus for all their hard work and for attracting all the conferences to Culpeper. He noted most industries and others can use and benefit from the services and believed it was a great opportunity to highlight Culpeper as a good place to hold other type conferences as well.

RESOLUTION OPPOSING THE CHESAPEAKE BAY TOTAL MAXIMUM DAILY LOAD (TMDL)

The Board will consider approving a proposed Resolution Opposing the Chesapeake Bay TMDL.

Mr. Bossio noted there had been some discussion of modeling a resolution after the Louisa County resolution and Mr. Howard had been requested to write it. He noted the proposed resolution was before the Board for consideration.

A discussion ensued relative to the resolution with it being noted that the intent was to have the Board's concerns, regarding the TMDL Implementation Plan, addressed at the federal level. Mr. Underwood proposed changing the wording in the final 'Whereas' clause to say 'we' agree that there is a benefit of clean waters....' He felt this would make it a stronger statement.

Mr. Walker suggested that the "Now, Therefore, Be It Resolved" sentence should be changed to say that the Board is opposed to the "acceleration" of the plan and not necessarily was the Board opposed to the Plan. He said some may disagree, but he believed they had a plan that was liked and then the acceleration of that plan was what caused all the disagreement and main issues, particularly with the local governments. He stressed that he would like to insert something that indicated the acceleration of the plan was the problem.

A discussion ensued on how to word the proposed change. Mrs. Hansohn stated she was still opposed to the plan that was in place whether it is accelerated or not. Mr. Underwood stated he did not want to send a signal that the Board supports the plan. Mrs. Hansohn agreed.

Mr. Walker asked if the Board was going to offer a different plan on how to get clean water. Mr. Underwood stated he did not believe the plan was leading to the results that people think it is, in fact, the argument is that it is not leading to the results needed; therefore, they want it accelerated.

Mrs. Hansohn suggested they needed to go back and look at the plan to see if there is a different or better plan. She stated she supported the resolution as written. Mr. Underwood stated if Congress would agree to consider it, he would draft a plan.

Mr. Nixon suggested adding the word "acceleration" in front of Chesapeake Bay TMDL Implementation Plan in the last paragraph of the resolution. He asked if Mr. Walker had a motion.

Mr. Walker moved approval of the two suggested changes: 1) add "We" to the "Whereas" clause and 2) add "acceleration" to the "Now, Therefore, Be It Resolved" clause.

Mr. Walker noted he liked Mrs. Hansohn's idea to review the overall plan and make recommendations, but for now the changes could be made to the resolution.

Mr. Nixon clarified that the motion was to say "we" agree that there is a benefit of clean waters..." in the final 'Whereas' clause; and change the 'Now, Therefore, Be It Resolved' sentence by adding "acceleration" in front of the words Chesapeake Bay TMDL Implementation Plan. Mr. Walker agreed with the clarification.

Mr. Nixon seconded the motion.

Mr. Underwood stated he would not support the motion because it could be interpreted as saying the Board supports the plan. Mrs. Hansohn agreed and Mr. Chase

suggested a new "Whereas" clause be added so it would be understood that the Board does not support the plan.

Mr. Aylor asked if they were trying to say the Board opposes the "acceleration and implementation of the plan and the associated unfunded mandates." Mr. Aylor stated he wanted to be clear on what was being voted on.

Mr. Underwood suggested the wording: 'the Culpeper Board of Supervisors hereby opposes the TMDL Implementation Plan and its acceleration and the associated unfunded mandates.' Mr. Aylor stated this was okay with him. Mr. Rosenberger asked for clarification. Mr. Underwood stated that he wanted it to be clear that the Board opposes the implementation of the plan and its acceleration.

Mr. Bossio commented if the Board was opposed to the plan then it would certainly be opposed to the acceleration of the plan. Mr. Underwood explained his views on being opposed to any thing that the EPA is doing. Mr. Walker stated his point was that the acceleration may be the only thing that can be changed, because the plan had been implemented about years ago. Mrs. Hansohn agreed they most likely would not be changing anything; all the Board would be doing is saying it opposed it. Mr. Walker said there was a chance that the acceleration can be slowed down. Mr. Nixon agreed there may be grounds for slowing down the acceleration; however, he did not believe it would change the plan.

Mr. Aylor stated Mr. Underwood's proposed rewording would make the resolution a little stronger. Mr. Nixon asked for clarification. Mr. Underwood reiterated his wording was that "the Board of Supervisors hereby opposes the Chesapeake Bay TMDL Implementation Plan, its acceleration, and the associated unfunded mandates." Mr. Nixon pointed out this was not the motion currently on the floor. Mr. Underwood agreed.

A discussion ensued on how the motion should be handled. Mr. Chase asked if Mr. Walker wished to withdraw his motion. Mr. Walker responded no, he preferred to further consider the wording. He agreed with Mr. Bossio's earlier statement that if they were against the implementation of the plan then obviously they would be against the acceleration of the plan. He discussed his thoughts on this further and stated he believed the acceleration was the most harmful issue at this time.

Mr. Nixon stated if the Board wished to take the position on opposing the plan the last sentence states this and the only change that would have to be made would be the change relative to adding 'We.' Mr. Underwood stated if Mr. Walker still wanted to emphasize the acceleration this could be done by adding another clause "Be It Further Resolved that the Board strongly opposes the acceleration." Mr. Walker stated he could accept that because that was the main thrust he wanted made.

Mr. Nixon asked if Mr. Walker was amending his motion. Mr. Walker stated yes and asked if Mr. Nixon was comfortable with his second to the motion. Mr. Nixon wanted to make sure he understood correctly that the proposed motion was to add the "We" into the last Whereas clause and to add another clause which stated: "Be It Further Resolved that the Culpeper County Board of Supervisors strongly opposes the accelerated implementation of the Chesapeake Bay TMDL Plan" or words to that effect. Mr. Walker agreed that Mr. Nixon's understanding was correct. Mr. Nixon ratified his second to the motion.

Mr. Walker's amended motion, seconded by Mr. Nixon, now read: to approve the Resolution Opposing the Chesapeake Bay TMDL with two modifications: 1) Change the last Whereas clause to read: Whereas, while we many may agree... 2) Add a final clause: Be It Further Resolved, that the Culpeper County Board of Supervisors strongly opposes the accelerated implementation of the Chesapeake Bay TMDL Implementation Plan.

Mr. Chase asked if Mr. Rosenberger had any comments. Mr. Rosenberger stated he was opposed to sitting and continuously debating the resolution. He preferred voting, so they could move on with the other items before them.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Nixon, Rosenberger, Underwood, Walker

Nays - Hansohn

Motion carried 6 to 1.

RECESS: The Board took a brief recess at 10:55 a.m. and reconvened in open session at 11:10 a.m.

NEW BUSINESS

RESOLUTION REQUESTING REFERENDUM SEEKING VOTER APPROVAL TO BORROW \$21M NEEDED TO RENOVATE CULPEPER HIGH SCHOOL

The Board will receive a request from Dr. Bobbi Johnson, Superintendent of Schools, that the Board petition the Court to have a referendum placed on the ballot of the 2011 November General Election seeking voter approval to borrow the \$21,000,000.00 needed to renovate Culpeper High School.

Mr. Bossio explained that the County's Bond Counsel, Bonnie France of McGuireWoods, LLP, had advised that it would be fine for the Board to approve the proposed referendum and the only thing pending is that the School Board will have to pass a revised resolution which changes the borrowing from \$20 million to \$21 million.

Mr. Thorpe advised that it was discovered during review that the original amount of \$20 million did not make provision for closing costs. He explained that the referendum, if passed, authorizes the incurring of debt, but does not dictate when the closing would be performed, how the work would be performed or payments made. He noted there could be some acceleration in costs. He noted the School Board needed to net out \$20 million for the project. This in mind, he said the Bond Counsel had recommended the increase to \$21 million.

Mr. Thorpe referenced the resolution with attachment which he had distributed to the Board and outlined how the question would appear on the ballot. He clarified that the petition needed to be filed with the court early in August and it was suggested if the Board was prepared to act at this meeting, that it do so. The School Board could amend its resolution at its upcoming meeting and then both resolutions stating \$21 million could be filed with the court along with the petition in early August. He noted the court order was needed in time for the State Board of Elections to place the referendum on the ballot. He noted the resolution before the Board had been prepared by Bond Counsel. Further, Bond Counsel had also prepared the corrected resolution for the School Board's adoption, as well.

Mr. Walker asked if he understood there was time to deal with this in July. Mr. Thorpe noted this was an option. Mr. Walker asked if the question had to be worded the way it was or if it could be worded to include the increase in real estate tax rate that it would take to pay for the bond. Mr. Thorpe responded the more complicated the question is, the more there is a risk that it will be challenged as being consistent with the law. He noted the question had to clearly state the amount of the debt being proposed for approval and must give the voters some understanding what the debt proceeds will be used for. He stated this particular question is very precise in terms of targeting the high school. He said it was possible to make it more general in terms of school capital improvement projects, but the School Board wished to be specific in the resolution.

Mr. Walker asked if anything could be put in on how it will be paid. Mr. Thorpe stated no, and responded to further questions. Mr. Thorpe stated if the Board wished to have Bonnie France present in July to answer questions that could be arranged.

Mr. Underwood asked why it stated "Special Election November 8, 2011." Mr. Thorpe explained that referendums are considered special elections under the Code of Virginia.

Mr. Underwood moved, Mr. Aylor seconded, to approve petitioning the Court to have a referendum placed on the ballot of the 2011 November General Election seeking voter approval to borrow the \$21,000,000.00 needed to renovate Culpeper High School.

Mr. Aylor stated he appreciated and joined in with his fellow supervisors with concern on the cost. He stressed that the School Board and Steering Committee will have to market the cost and what the impact is going to be, which they planned to do. He said the interest rates were favorable and it had been suggested that information be placed on the County web page with a calculator so the people can see what the impact will be to their property. He believed there was a lot of work to be done on getting information out before the people vote.

Mr. Nixon specified that the Schools had already performed some renovations projects at the high school such as replacement of the chillers, piping, and boilers. He said all of this was included in the overall renovation and yet none of these had been subtracted from the overall funding request. He believed the lower the amount of money being requested the better chance it stood of being approved. He asked why this had not been done.

Hunter Spencer, Director of Facilities, Planning & Construction, noted the renovation study that had been performed several years ago resulted in the \$20 million budget figure. He advised the boiler and chiller had been replaced at approximately \$1 million, they are in the process of repairing a roof on an emergency basis and this would not have to be done, and they were restoring the auditorium seats. He and Mr. Nixon briefly discussed some electrical and lighting work that had been performed with Mr. Spencer noting that none of the electrical work recommended in the study had been completed.

Mr. Spencer believed an inflation factor needed to be planned for and discussed the funding further. Mr. Nixon stated these are very tough times and the voters are going to have to pay and the amount to borrow and pay back will affect the voters' decision. He stressed that the money could only be used for the high school. Mr. Spencer agreed and

noted that the earliest the project could be bid would be next year and inflation needed to be considered.

Mrs. Hansohn asked what Plan B was if the referendum did not pass. Mr. Spencer stated it would be to 'hammer away at it' with possibly make another request at a different time. He further discussed what the needs were. Mrs. Hansohn stated that it was tough times and next year the federal government would be cutting the school budget and the only thing to do was leave it up to the voters to decide.

Mr. Walker noted there were some critical things that needed to be done. He asked if there were major changes to the make-up of the school. Mr. Spencer responded it was basically making improvements and replacing systems where needed and this should help cut operational costs. He noted there would not be any additions or tearing out of walls. Further, the School Board had adopted the plan and would follow it as closely as possible.

Dr. Bobbi Johnson, Superintendent of Schools, emphasized that the school would not look different, except for items like the refurbished seats in the auditorium. She noted it was not an aesthetic project.

In response to a question from Mr. Walker, Mr. Spencer noted it had been several years since the Board of Supervisors had seen the project plan. Mr. Walker stated it probably needed to see the plan again. Mr. Spencer stated this could be provided.

Mr. Aylor clarified that the school would not look the same, because there would be new light fixtures, bathroom stalls, etc. He noted the building is structurally sound, but the electrical infrastructure is maxed out, the PA system is outdated and parts unavailable, and windows need to be upgraded which would help reduce the humidity in the building. He noted maybe a lot of what the Steering Committee had discussed had not been forwarded to the Board. Mr. Aylor thought when the project was completed the school would be equivalent to Eastern View as far as technology and things like that. He believed there should be changes in the utility costs with the replacement of windows.

Mr. Underwood noted that the School Board was requesting it be on the ballot and unless there was some major objection over the funding, the Board should grant the request and leave it up to the voters. He noted there was time until November to get the information out and educate the public.

Mr. Thorpe asked Dr. Johnson if she concurred and understood why the amount had gone from \$20 million to \$21 million. Dr. Johnson stated she did understand and accepted it.

Mr. Walker asked how this would affect the debt policy. He realized there had been previous discussions on this, but wondered what the position is now. Mr. Bossio stated staff had requested Davenport & Company to review this, and based on the current debt policies he had been assured that \$21 million over a twenty year period would not affect the county's bond rating. Mr. Nixon asked if this also included the renovation of the former VDOT building. Mr. Bossio stated it did.

A brief discussion ensued with Mr. Bossio explaining the interest rates and payments that are being anticipated. He noted with the current estimates the project would be paid off somewhere in the timeframe of 2021 and 2022. Mr. Bossio estimated it would take

somewhere close to a four cent tax increase to cover the payments. Mr. Chase concluded the taxpayers need to understand this.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

COMMITTEE REPORTS

ANIMAL SHELTER ADVISORY COMMITTEE – The May meeting was canceled.

AIRPORT ADVISORY COMMITTEE – May 11, 2011 (Work Session Only)

BUILDING AND GROUNDS COMMITTEE – May 10, 2011

a. The Committee recommends approval of the Office Lease Renewal with Davis Street, L.L.C for the Department of Economic Development.

Mr. Aylor presented and moved approval of the Committee's recommendation. Mr. Underwood seconded the motion.

Mr. Sachs explained that the lease amount had increased about 3%, CAM amount had remained the same, and the overall increase was about \$305.00.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

b. The Committee recommended that staff draft a resolution for the Board's consideration regarding the future use of the George Washington Carver Center. (Note: Carl Stafford will provide an update on his communications with VPI and representatives of the local green industries.)

Mr. Aylor presented and moved approval of the Committee's recommendation and draft resolution. Mr. Aylor noted that Carl Stafford was present to provide an update.

Mr. Stafford referenced the summary titled "Carver Project" Proposal (copy on file) and noted the proposal represented a number of ideas and discussions contributed by green industries principals, Virginia Tech Ag leadership, and Environmental Services. He complimented Jim Hoy on his participation and support since they had started communicating in December.

Mr. Stafford stated one of the exciting things that could come out of the proposed use was the educational part. He said if it could be turned into an agricultural center and point of interest it would act as a magnet and benefit the community and region. He noted the bottom line would be finding the money and there would be a need to have big participation for it to work.

Mr. Aylor noted there was a request for a resolution to help get the proposal to the next step. Mr. Nixon asked if the resolution was just to support the concept and would not commit the Board to anything at this point. It was noted this was correct.

Mrs. Hansohn asked what the next step would be. Mr. Howard stated it would be to get some representatives from Virginia Tech to come to Culpeper and meet with some of the industries and tour the facility.

Mr. Walker asked if there had been discussions with an adjacent landowner. Mr. Howard stated yes and the owner had been very supportive of the program and offered to provide some acreage. Mr. Stafford noted it was very significant that the neighboring landowner was willing to work with a new project being there. If it was another location without this support it would not be attractive or have the same potential for agricultural research. He noted there was a small research center in Orange that may continue and may not. He noted the neighboring landowner did not say no and will entertain further discussion.

Mr. Walker questioned and Mr. Stafford explained the regional benefits statewide benefits that could be derived from the proposed center.

Mr. Chase asked if there was a second to the motion. Mr. Walker noted he seconded the motion.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Motion carried 7 to 0.

c. The Committee recommends approval of locating a propane fueling station at the former Residency Building at 1835 Industry Drive to support the Sheriff's Office.

Mr. Aylor presented and moved approval of the Committee's recommendation.

Mr. Howard noted the Board had accepted a grant to convert part of the Sheriff's Department fleet to propane gas and the resolution that was approved, covered the conversion and obligated the County to providing a location for the fueling facility. He stated they had met with the gas company that would be doing the fueling and had looked at 1835 Industry Drive as a location. He noted two 1,000 gallon propane tanks would be used and these were about the size that most homes use. He referenced a drawing explained the proposed location to the Board. He noted the gas company decided it could not use the existing fueling pad.

Mr. Chase asked if the company would be paying for the tanks. Mr. Howard noted that Blossman Gas would supply, install, and maintain ownership. If the company ceases to provide the service at the end of the grant (December 2013), they would take the tanks with them.

Mr. Nixon stated he was pleased the Sheriff's Department had received the grant and was trying to lower the cost of running their cars. He noted the tanks would be very close to a couple of key industries and asked if SWIFT or Terremark had been contacted or if any additional protection would be needed. Mr. Howard stated he had not contacted them noting

that the tanks were similar to residential tanks. Mr. Nixon reiterated his concern and Mr. Howard stated he would make some inquiries.

Mr. Thorpe noted a document had been prepared which would authorize the use of the site until 2013 and requested that the approval include authorization for the Chairman to sign the necessary documents.

Mr. Underwood seconded the motion with the amendment.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker
Motion carried 7 to 0.

(See Attachment 1 for details of the meeting.)

E-9-1-1 BOARD (Meets Qrtly. as needed)

The next meeting is scheduled for June 16, 2011.

PERSONNEL COMMITTEE – (Meets Qrtly. as needed)

The next meeting is scheduled for June 16, 2011.

PUBLIC SAFETY COMMITTEE – (Meets Qrtly. as needed)

The next meeting is scheduled for June 16, 2011.

PUBLIC WORKS COMMITTEE – May 10, 2011

a. The Committee recommends that the Board approve a 5% Availability Fee increase for all meter sizes above 5/8-inches and a 5% rate increase for Water and Sewer Customers except Clevengers Corner.

Mrs. Hansohn presented and moved approval of the Committee's recommendation. Mr. Underwood seconded the motion.

Mr. Walker questioned the exclusion of the Clevengers Corner area. Mrs. Hansohn noted the rate for Clevengers Corner customers had previously been approved as a two year phased program. Mr. Howard explained that their rate would be equal to the current county rate in two years and it would have to be reconciled at that time.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker
Motion carried 7 to 0.

b. Presentation of the draft Regional Water Supply Plan and request that the draft Plan be advertised for public hearing and proposed adoption at the Board's regular 7:00 p.m. meeting on July 5, 2011.

Mrs. Hansohn presented and moved approval of the request that the draft Regional Water Supply Plan be advertised for public hearing and proposed adoption at the Board's regular 7:00 p.m. meeting on July 5, 2011. Mr. Nixon seconded the motion.

Following a brief discussion regarding the minor changes that had been made to the proposed plan, Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker
Motion carried 7 to 0.

(See Attachment 2 for details of the meeting.)

6.08 RULES COMMITTEE – May 10, 2011

a. **The Committee recommends that the Board consider an amendment to Chapter 2. Administration of the Culpeper County Code by enactment of Section 2-11, Employee Bonuses and that the proposed amendment be advertised for public hearing and proposed adoption at the Board's regular 7:00 p.m. meeting on July 5, 2011.**

Mr. Walker presented the Committee's recommendation and moved for approval. Mrs. Hansohn seconded the motion.

Mr. Chase called for a voice vote.
Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker
Motion carried 7 to 0.

b. **The Committee recommends that the Board consider the tax exemption application from Virginia Rides and approve advertising for public hearing the proposed Ordinance of the Board of Supervisor of Culpeper County to Approve or Deny Certain Applications for Exemption from Real and Personal Property Taxes Pursuant to Culpeper County Code Sections 12-175 to 12-181. The public hearing and proposed adoption would be scheduled for the regular 7:00 p.m. meeting on July 5, 2011.**

Mr. Walker presented the Committee's recommendation and moved for approval. Mr. Aylor seconded the motion.

Mr. Walker noted that representatives from Virginia Rides were present and could answer questions. Mr. Chase posed a question with Mr. Walker explaining that if approved it would provide tax exemption for vehicles that were garaged in Culpeper.

Mr. Chase called for a voice vote.
Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker
Motion carried 7 to 0.

(See Attachment 3 for details of the meeting.)

TOWN & COUNTY INTERACTION COMMITTEE (Meets qrtly. as needed)

The minutes from the April 27, 2011 meeting were included in the Board packet.

ECONOMIC DEVELOPMENT

Mr. Sachs, Economic Development Director, provided the monthly report:

I. Economic Development Planning Session: The Culpeper Economic Development Advisory Commission (CEDAC) will continue the discussion on economic development strategic planning at an extended meeting on June 10, 2011. The monthly CEDAC meeting is scheduled to run from 8:00 am to noon and will be held in the conference room of the Town of Culpeper Police Department, 740 Old Brandy Road. CEDAC has determined that the first task to ensure that our economic development strategy is timely and effective is to make sure that the plan addresses the appropriate issues for Culpeper County. CEDAC will attempt to identify the "right questions" that need to be asked as the means to ultimately finding the answers we want to achieve. As always, CEDAC meetings are open to the public and all are invited to attend.

II. Direct Mail Marketing: He noted they have launched a direct mail marketing campaign to promote Culpeper County as an ideal location to operate a business. A tri-fold marketing piece has been mailed to C-level executives of approximately 5,000 technology based businesses with at least 50 employees located in the Washington DC, Northern Virginia and DC Metro-Maryland. He provided a copy to each member. On a related topic, on Thursday May 26, 2011 our sponsorship banner appeared in the Potomac Tech Wire – an email newsletter sent to tech companies. On that same date visits to our web page (www.CulpeperUSA.com) increased from the average of 19 visits a day to 245 visits and 87% of those were new visitors.

III. Small Business Development Center: Mr. Sachs stated he had attached 3 reports from the Culpeper Office of the SBDC. Beginning with this report, David Reardon will be providing a monthly narrative along with client visits and outreach activities.

IV. County Express: Ridership for April, 2011 was 698 up from 458 in April of 2010. Annual Ridership Report is attached.

7.0 ADMINISTRATOR'S REPORT

a. Tax Exemption for Disabled Veterans

Mr. Bossio stated a form had been developed and a copy had been provided. He advised that the forms were available and applications may be made at the County Real Estate Appraiser's Office.

b. Culpeper County Horse Owners Association Request

Mr. Bossio noted that discussions had been held with Culpeper County Horse Owners Association (CCHOA) and recently the Association had submitted a request for use

of property the County owns in Stevensburg. Mr. Egertson passed out copies of maps that been developed reflecting the proposed use.

Mr. Bossio noted the Association had a strong membership from Culpeper and many surrounding counties. He advised there was a lot of interest shown by horse owners/riders and pedestrians to use the County's property. He noted they had been working with the County Attorney and Mr. Chase to help the CCHOA to volunteer, at their own risk and expense, to clear the trails and remove some debris so horses and pedestrians can travel through the property. He related that CCHOA had also approached adjoining property owners regarding the expansion of equestrian trails.

Mr. Bossio stated he was asking that Staff be allowed to continue to proceed under his direction in working with CCHOA to continue to open these trails up and formulate plans for what it will look like and do some other things that would make the trails very effective i.e. installation of directional signs. He pointed out that motorized vehicles would not be allowed on the trails. Mr. Bossio expected it to evolve as a horse/pedestrian park and also work with the adjoining landowners to expand the trails beyond the park. He emphasized that everything at this point, would be at no cost to the County; at some point in time, a more formalized plan would have to be brought back to the Board. Mr. Bossio noted a couple of CCHOA members were present if there were questions.

Gardiner Mulford stated it was a perfect piece of property, noting the size and location was ideal for expansion. He said as a businessman he wanted to see people come into Culpeper and spend money and he would like for the land and houses in Culpeper to be highly sought after. He believed recreation and tourism could be the main factor for economic development. Mr. Mulford explained that the Association wants the government to be the body over this effort, because one should not have to join a private organization to use a public facility. He said they would do all they could to make it successful.

Mr. Nixon asked if CCHOA was incorporated. Mr. Mulford stated yes they were an LLC. Mr. Nixon asked if they would carry liability insurance to protect the County. Mr. Mulford stated the County was protected under sovereign immunity and under the Virginia State Landowner Liability Law which protects all landowners from invited guests and uninvited guests from injury on their property. Mr. Nixon emphasized that it would not protect the County from being sued.

Mr. Thorpe agreed there were statutes that speak to riding of horses and equestrian activities but more importantly there are specific statutes that deal with recreational facilities owned by counties, cities, and towns that provide sovereign immunity. The only exposure would be gross negligence. He further clarified that this would be a recreational use which should not provide any undue liability to the County.

Mr. Nixon asked who would maintain the trails. Mr. Mulford stated they envisioned a partnership with the County. He noted they have the volunteers for labor and equipment and could do all the previously work. He noted they also had cooperation from the adjoining landowner which would provide them a better access. He specified they could help facilitate the involvement of this facility, but they wanted County to run the facility and to take the credit for it.

Mr. Nixon stated his question was that taxpayers' dollars will have to pay for it somehow and there was no extra money. Mr. Mulford did not believe there would be any

taxpayer expense right now. He noted an example that they had been given free gravel by Luck Stone.

Mr. Bossio noted the similarity of this project to that performed by the group that created the model airport. He said they were just asking for the Board's permission to move it forward and proceed much like they did with the model airport.

Mrs. Hansohn asked how many acres were there. Mr. Bossio responded seventy-eight. Mr. Walker asked if there was going to be any excavation work performed. Mr. Bossio stated not at this point. Mr. Walker suggested it should be specified that there would be no excavation work. Mr. Bossio explained they would be doing light brushhogging, maintenance of trails, and things like that. He stated if there comes a time when more has to be done there would be an agreement put in place which lists the type of tasks that have to be accomplished for the Board to review and approve. He noted for now they were just opening a piece of property for availability for horse and pedestrian trails. Mr. Chase stated it seemed like an ideal use. Mrs. Hansohn agreed.

Mr. Walker also agreed, but had one more question. He noted there was a lot of hunting on the property and wanted to make sure there was no conflict. Mr. Bossio surmised that as the trails were opened up, the hunters would start shying away. He indicated it would be monitored.

Mr. Chase asked if everyone was in favor. There was no objection voiced. By general consensus, the Board approved the County Administrator/Staff working with the Association on the use of County owned property (78 acres in Stevensburg District) for public use horse/pedestrian trails.

8.0 CLOSED SESSION

Mrs. Hansohn moved, Mr. Underwood seconded, to enter into closed session, as permitted under the following *Virginia Code* Sections, for the following reasons:

1. *Virginia Code* § 2.2-3711(A)(1), for discussion and consideration of a re-appointment to the Piedmont Workforce Network for a three-year term commencing July 1, 2011 and ending June 30, 2014.
2. *Virginia Code* § 2.2-3711(A)(6) & (A)(7), for discussion and consideration of the investment of public funds where competition or bargaining is involved, and consultation with legal counsel regarding specific legal matters, being public financing, which requires the provision of legal advice, which if discussed publicly would adversely affect the County's interests.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker
Motion carried 7 to 0.

The Board entered closed session at 12:08 p.m.

**CLOSED SESSION MOTION
BOARD OF SUPERVISORS MEETING**

Tuesday, June 7, 2011

Mr. Chairman, I move that we enter into closed session, as permitted under the following *Virginia Code* Sections, for the following reasons:

3. *Virginia Code* § 2.2-3711(A)(1), for discussion and consideration of a re-appointment to the Piedmont Workforce Network for a three-year term commencing July 1, 2011 and ending June 30, 2014.
4. *Virginia Code* § 2.2-3711(A)(6) & (A)(7), for discussion and consideration of the investment of public funds where competition or bargaining is involved, and consultation with legal counsel regarding specific legal matters, being public financing, which requires the provision of legal advice, which if discussed publicly would adversely affect the County's interests.

The Board entered open session at 12:21 p.m.

Mr. Chase polled the members of the Board regarding the closed session held. He asked the individual Board members to certify that to the best of their knowledge, did they certify that (1) only public business matters lawfully exempted from the open meeting requirements under Virginia Freedom of Information Act, and (2) only such public business matters as were identified in the closed session motion by which the closed meeting was convened, were heard, discussed or considered by the Board in the closed session.

Ayes – Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood, Walker

Mrs. Hansohn moved, Mr. Aylor seconded, to reappoint Steven L. Walker to the Piedmont Workforce Network, for a three-year term to begin July 1, 2011 and to end on June 30, 2014.

Mr. Chase called for a voice vote.

Ayes - Aylor, Chase, Hansohn, Nixon, Rosenberger, Underwood,

Nays – None

Abstention – Mr. Walker

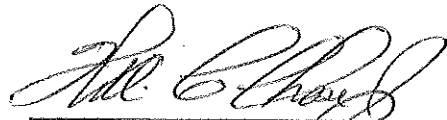
Motion carried 6 to 0 with one Abstention

9.0 ADJOURNMENT

On motion by Mrs. Hansohn, the Board adjourned at 12:23 p.m.



Donna B. Foster, MMC
Deputy Clerk



William C. Chase, Jr., Chairman



Frank T. Bossio
Clerk to the Board

Approved: July 5, 2011

BUILDING & GROUNDS COMMITTEE
Board of Supervisors Room – 302 N. Main Street, Culpeper, VA
Tuesday, May 10, 2011 - 9:00 a.m.

Members Present: Larry Aylor, Sue Hansohn, Steven Walker
Staff Present: Frank Bossio, John Bennett, Paul Howard, John Barrett, Alan Culpeper, Carl Sachs,
Donna Foster
Others Present: Steve Nixon
Members Absent: None

CALL TO ORDER

Mr. Aylor called the meeting to order at 9:00 a.m.

AGENDA APPROVAL

Mrs. Hansohn moved, Mr. Walker seconded, approval of the agenda as presented. The motion carried with all Ayes.

UNFINISHED BUSINESS

a. **Update re: Eppa Rixey and Pete Hill Commemoration**

Mr. Barrett recalled that at the last Building & Grounds Committee meeting he was asked to invite Ms. Nelson to the Parks & Recreation Advisory Committee meeting to discuss the placement of Eppa Rixey and Pete Hill interpretive panels at the Sports Complex and this was done. He said following discussion at the Parks & Recreation Committee meeting the Committee issued a letter recommending acceptance of the project. Mr. Barrett noted that he visited the site to make sure the placement of the panels would not interfere with the building of the concession stand. He noted that he had not had an opportunity to talk with the Foundation to see if they would be interested in helping with the project and noted that group's current priority was building the concession stands.

Mr. Bossio noted that he had just spoken with Town Manager Muzzy the prior day, and he agreed to discuss this project with his people to see if there is interest in participating. Mr. Bossio apologized for not doing this sooner, but it was the first opportunity he had.

Mr. Walker noted that the funding was the main issue. Mrs. Hansohn asked and Mr. Bossio noted that both of the panels would be at the complex.

Ms. Nelson noted there is a panel in front of the Eppa Rixey house on East Street in Town and it speaks about the history of the house as well as Eppa Rixey. She said the thought of having the panels at the complex was to balance out the panels and represent the two Hall of Famers of Culpeper at the Sports Complex. She believed this would inspire more public interest and more details pertaining to their baseball careers can be provided on those panels. She noted she had discussed the proposal with the Tourism Department and it was her understanding that there may be some town funding since it may move people back into town to see where Mr. Rixey lived.

Mrs. Hansohn asked if she had ever raised funds for this type project. Ms. Nelson stated that not

specifically. Mrs. Hansohn suggested since Ms. Nelson writes columns there may be an opportunity to mention the project and those individuals that are interested in history may be willing to help with the funding. Ms. Nelson noted that she had not done anything yet because she wanted to see what the town and county wanted to do. Mrs. Hansohn thought the County would prefer the reverse to see if there is interest from the citizens to help with the project.

Ms. Nelson noted if they thought it was a worthy effort she could certainly do what she could to help. Mrs. Hansohn added it would be good to have the people participate and then maybe the Town and County could pick up some of the extra. Ms. Nelson agreed this was a good thought. She reminded the Committee that a lot of the expense for the research and the highway marker has come out of private pockets. She stressed that the public had not been absent in supporting these efforts.

Mr. Walker stated considering the background information, the panels would be free standing and would cost about \$1,670 each. Ms. Nelson stated she had contacted tourism and asked for their invoice cost on the two most recent panels and they quoted \$1,375 per panel which included two copies of the graphic and all the design work. She stated someone, and that could be her, would have to supply the graphics materials and text context. She said this would be done for free. This price included all but installation.

Mr. Walker stated it is a good concept. He advised that Mr. Barrett and the Parks & Recreation Committee and/or Foundation need to finalize where to place the panels, and a reply on whether the Town is interested in helping with the project is needed. He suggested if the Town would like to subsidize perhaps the Eppa Rixey panel then it may be an easier decision. Further, the Foundation may be able with getting some donations. He asked if there was a certain timeframe. Ms. Nelson responded that the timeframe was looked at last summer when it was realized that the Hall of Fame changing the Hill plaque. She stated they would like to do something in 2011, but there is nothing that dictates that. Ms. Nelson stated that the General Assembly and Department of Resources have done what they are going to do and they are going to put a highway marker in Culpeper County for Eppa Rixey at their expense.

The Committee agreed to wait to receive more information from Parks & Recreation and the Town and to further discuss the issue next month. Mr. Barrett clarified that Parks & Recreation had already reviewed the site and decided that the panels would be placed in the baseball area. Mr. Aylor stated then information was just needed on the funding questions.

Mr. Aylor stated this would be further considered in June and moved to the Board in July.

NEW BUSINESS

➔ a. Consideration of Proposed Office Lease Renewal for Department of Economic Development

Mr. Sachs noted the lease for the Department's office space located at suite 300, 233 East Davis Street will expire on May 31, 2011 and provided the following information. The office and its location have adequately served the Department's needs and there are no immediate plans to relocate the Department of Economic Development into a County owned facility. The location also provides office space for the Culpeper Office of the Small Business Development Center. The owner, Davis Street LLC has agreed to renew the lease for \$871.63 or month or \$10,459.56 - a 3% increase from the previous year. Common area and maintenance charges remain the same at \$148.75 per month or \$1,785.00 per year. Total annual rent costs are, therefore, \$12,244.56 and are within the approved 2012 budget amount of \$12,300.00.

He noted that Mr. Thorpe had reviewed the lease last year and this lease was essentially the same; however, Mr. Thorpe had not reviewed it and it could be approved contingent upon his review.

Mrs. Hansohn asked if this would still be within the budget line item. Mr. Sachs stated yes.

✓ Mrs. Hansohn moved, Mr. Walker seconded, to approve the lease renewal. The motion carried with all Ayes.

b. Discussion Regarding the Future Use of the George Washington Carver Center

Mr. Howard noted Staff would like to discuss the future of the Carver Center facility and provided the following information. Several years ago the County purchased the George Washington Carver Center from the Regional Control Board for \$400,000 to use for vocational education purposes. The Center is a campus of buildings built between the 1940's and 1980's sitting on 11-acres. He noted the 90,000 sq. ft. of space was the combination of the old school and warehouse space. The only remaining active educational programs, Germanna Automotive Program and Delaware, Maryland and Virginia Electric Cooperative lineman training programs plan to relocate in December of 2011. This will leave two small churches leasing small portions of the main building as tenants.

The facility is in dire need of significant capital investment and the operating costs are high. The proposed FY 12 budget for this facility is \$91,889 just for the maintenance of the facility and no capital needs included.

The options include donating or selling the property, or pursuing additional tenants. He noted that Jim Hoy had been exploring options with the Virginia Cooperative Extension Service to create an agricultural research facility that can capitalize on the infrastructure and the location, but its success will depend upon grants, creating an endowment, and support from an Agricultural Research Agency.

Mr. Howard stated staff had talked to the Real Estate Assessor's Department regarding the value of the property and they had come up with a potential value of \$4.4 million. He noted this did not take into account the location of the facility, rezoning to commercial use, and what would be required to make it useable into the future. He stated a formal appraisal could be conducted in the future.

Mr. Hoy referenced the handouts which he had provided: 1) Culpeper County Proposal to Host Agricultural Research and Development at the George Washington Carver Center; and 2) Summary of Culpeper Region Greens Industry Meeting Regarding Culpeper County Carver Center Proposal. Copies are on file.

Mr. Hoy noted staff had been considering options on how to use the Carver Center to a good advantage. He noted that he and Carl Stafford had been exploring the idea of hosting agricultural research and development at the Center and it turns out that the location is a great advantage because it is in close proximity to farm land that can be used for research and horticulture, to support the greens industry throughout the region. Mr. Hoy stated they had conducted some research starting in January and February and noted that Mr. Stafford had been in discussions with Virginia Tech and Virginia State University. He noted that the initial reception to the idea had been positive, but of course one of the biggest hurdles is funding. Further, Mr. Stafford had suggested that an endowment would probably be needed to support at least three research scientists to be located at the facility. Mr. Hoy related that the scientist at the Northern Virginia Research Center located in Orange is scheduled to retire and he had attended the meeting they held in April which was a positive.

Mr. Hoy outlined the reasons why they believe the G.W. Carver Center's location and layout would facilitate Extension Service operations:

- This centralized, rural location offers easy access and reasonable commutes to the communities served throughout the region (Culpeper, Orange, Madison and Greene Counties' residents);
- Existing administrative, classroom, warehouse and work center facilities;
- Mature infrastructure that can be modified for adaptive uses (boiler waste heat for hydroponics, access to power and other utilities, etc.)
- Potential access through adjacent landowner agreement to viable agricultural lands needed for greenhouse research, test plats or prototype development;
- Consistency with the original purpose of the G.W. Carver Center in providing the opportunity for continued education;
- Close proximity to the Coffeewood Correctional Facility for much needed community service labor;

- Ability to attract the interest of benefactors who desire to contribute to the long-term viability of regional agriculture;
- Honoring the legacy of Dr. Carver, the site's namesake;

Mr. Hoy stated that Dr. Carver's name was strongly attached to research and agricultural and is widely recognized throughout the world. This may help draw funding that is needed.

He suggested based on the interest, Culpeper County could offer the following options to the Virginia Cooperative Extension Service for using the G.W. Carver Center:

- **Partnering with the County to modify and rededicate the Center** for establishing agricultural research and development. Partnering would include conducting a needs assessment and planning improvements required for hosting this activity. Modification of existing grounds could include structural demolition of unwanted space, infrastructure upgrades and conversion of existing utilities.
- **Long term leasing of the Center** from the County per standard agreement without County involvement in facility modifications or improvements.
- **Purchasing the Center from the County** at a negotiated price.

Mr. Hoy stated that Mr. Stafford would have like to be present to discuss some of the things that had been happening, but could not be.

He reviewed the information gained from the meeting on April 25, 2011 with the greens industries. Copy of the summary from that meeting is on file.

Mrs. Hansohn stated it was very exciting to see the way it was all being tied together so well with the agricultural and horticulture community. She questioned if the next step would be for Mr. Stafford to continue to work with Virginia Tech and would this be on-going. Mr. Hoy stated yes it would be on-going and they would have to find funding.

Staff and the Committee discussed the various issues and possibilities at some length with Mr. Hoy noting that the Board would need to help with enlisting other stakeholders that would have an active interest in the industry and also enlisting support politically at the state level. He noted that it had been mentioned that Delegate Scott should be contacted because he may be aware of additional funding or other assistance available. He reemphasized that seed money was needed.

Mrs. Hansohn asked if possibly she, Mr. Bossio, Mr. Hoy should visit with the legislators noting that with the redistricting Culpeper would be gaining a couple of senators and another delegate. Mr. Hoy stated there were stakeholders such as Farm Bureau, farming that is transitioning into the greens industry, horticulture for organic foods, and others that might be entering the greens industry. Mr. Bossio noted that he had mentioned this proposal to the Blue Ridge Produce Growers, and they are interested but they are in full scale start up right now.

Mr. Aylor asked Tom O'Halloran, present in the audience, if he had any comments. Mr. O'Halloran said he had tried to bring the proposal to Senator Hanger, who is now his senator, but they had not had a chance to talk. He said he had sent Delegate Scott some information. Mr. O'Halloran stated there was interest and once word gets out there will be more. He noted the research center in Orange is very small and he believed there was a need for good research even with the traditional agricultural in the area. He believed it was a matter of getting the word out and he hoped there would be support with the legislators in Richmond. He said he was working on trying to gain support for this proposal.

Mr. Walker asked if a resolution should be put together in order to move this on to the Board and to be used to gain the support in moving in this direction.

Mrs. Hansohn suggested that Mr. Hoy should make the same type presentation to the Board in June.

Mr. Aylor stated the Committee could make a recommendation, based on the information just received, indicating that its number one priority is pursuing this venture. He agreed with Mrs. Hansohn that once the word gets out there will be more support.

Mr. Bossio stated staff could prepare a resolution for the June meeting for discussion and have Carl Stafford present as well as some of the players. He noted that as Mrs. Hansohn had suggested that as the proposal gets publicized then a resolution would be needed. He briefly discussed the possibility of seeking USDA money, particularly for an in-kind match. He suggested the Board may want to discuss this at the June meeting and Staff can prepare a resolution in anticipation of the Board's desire to move ahead on the concept.

Mrs. Hansohn thought this was a good plan.

Mr. Walker moved, Mrs. Hansohn seconded, for staff to prepare a resolution to present to the Board.

Mrs. Hansohn stated that Mr. O'Halloran is on the Agricultural Committee and asked him if they were involved. Mr. O'Halloran stated not yet, but they were advised that this was something that was being worked on.

✓ Mr. Walker stated since Mr. Hoy would be making a presentation to the full Board then maybe they could be invited to join in.

The motion carried with all Ayes.

c. Discussion of Propane Fueling Station to Support the Sheriff's Office

Mr. Howard provided the following information: the Sheriff's Department received a grant for converting some of the Department vehicles to operate on propane. The Grant Agreement requires installation of a propane fueling station. Blossman Gas will supply the propane for two years and is responsible for the cost of installing the fuel facility, but the County needs to provide a site. Therefore, a location needs to be decided upon. He noted preliminary discussions had been held on locating the station on the property the County is purchasing just off of Industry Drive. He noted there would be a follow up meeting that week to consider the site in more detail. He explained that the company would like to locate two, 1,000 gallon tanks adjacent to the fuel farm that VDOT had used. Mr. Howard provided pictures of a fuel facility installed in Spotsylvania. He discussed various details noting the fuel facility would not require public access and would be used only by the Sheriff's Department. He noted staff needed to know if the Committee had any concerns with locating the station at 1835 Industry Drive.

Mrs. Hansohn asked how much space was needed and asked if it would be distanced from the building. Mr. Howard described where and how the tanks would be installed noting the area was approximately 50-60 feet away from the building. Mrs. Hansohn asked if that would be safe. Mr. Howard stated it was be as safe as having them next to a home.

Mr. Aylor asked if the existing service island would be used. Mr. Howard noted this would be determined during the follow-up visit and noted the gas company would like to put the dispensing unit in the same area as the diesel and gas dispensers had been located for VDOT.

Mr. Walker asked Mr. Howard if they could supply some fairly accurate pictures so they could be shown to the Human Services staff. Mr. Howard agreed this could be done.

Mr. Walker questioned if the Sheriff had access to people in Culpeper that can work on propane vehicles or if a special contract would be needed. Mr. Aylor stated it not be a problem since it was just a matter of having a converter installed.

Mr. Howard asked if the Committee wanted to discuss the matter further or if it could be taken to the Board. The Committee members believed it could be taken to the Board unless there was some significant change required following the follow-up visit.

✓ Mrs. Hansohn moved, Mr. Walker seconded, to recommend locating a propane fueling station at the former Residency Building at 1835 Industry Drive to the Board. The motion carried with all Ayes.

OTHER BUSINESS

ADJOURNMENT

On motion by Mrs. Hansohn, seconded by Mr. Walker, the Committee adjourned at 9:50 a.m.

- ➔ Indicates subject with recommendation
✓ Indicates recommendation forwarded

PUBLIC WORKS COMMITTEE
Board Room – 302 N. Main Street, Culpeper, VA
Tuesday, May 10, 2011 – 8:00 a.m.

Members Present: Sue Hansohn, Larry Aylor, Steve Nixon
Staff Present: Frank Bossio, Paul Howard, John Bennett,
Donna Foster
Others Present: None
Members Absent: None

CALL TO ORDER

Mrs. Hansohn called the meeting to order at 8:01 a.m.

AGENDA APPROVAL

Mr. Aylor moved approval, Mr. Nixon seconded, approval of the agenda as presented. The motion carried with all Ayes.

UNFINISHED BUSINESS

a. Update re: Regional Water Supply Plan - (It is being requested that this item be postponed to allow time for the County and Town to revise the Plan.)

Mr. Howard noted that Staff had made the proposed revisions and were providing copies for the members to review prior to the June Committee meeting. He noted the Town is also making revisions.

Mr. Nixon asked what type revisions the Town was making. Mr. Howard stated that their revisions dealt with their drought and yield plans.

Mrs. Hansohn stated then this would be an agenda item for the Committee's June meeting. Mr. Howard agreed and noted that once the Town and County committees complete their review the plan would need to be approved by both governing bodies.

NEW BUSINESS

➔ a. Discussion of water and sewer rates

Mr. Howard provided background information noting the County has maintained rate parity with the Town of Culpeper. The Town of Culpeper is proposing a five percent increase in availability fees for all meters larger than 5/8- inches, and a 5% increase in both water and sewer consumption rates. The rates at the Culpeper County Airpark and in the Town Environs equal the Towns rates. We are phasing in the rate increases at Clevengers Corner in three increments over two years. The first rate adjustment took place in December 2010, the second and third rate increases will take place in August 2011, and April 2012, then they will equal all other County and Town rates.

If we want to maintain rate parity with the Town, we need to implement the 5% rate increase. If we elect to implement the rate increase in the Environs and at the Airpark it will result in a revenue increase of \$6,451. If we do not increase our rates, it will result in a net revenue loss of \$2,235 since we purchase water from the Town in the Environs and retail it to our customers.

The residential bill for a household using 5,000 gallons per month would increase from \$86.15 to \$89.65 per month.

Mr. Bossio pointed out that once the joint water, sewer, and boundary line agreement is officially in place then that will preempt this. Mr. Howard agreed.

Mr. Nixon noted the Town has been raising their rates about 5% annually for the past four to five years. He asked if any comparison research had been done of the surrounding area. Mr. Howard stated that some were a little higher and some were a little lower in their rates structures and that the State average is about \$65 per month.

✓ Following a further brief discussion, Mr. Nixon moved, Mr. Aylor seconded, to recommend to the Board a 5% Availability Fee increase for all meter sizes above 5/8-inches and a 5% rate increase for Water and Sewer Customers except Clevengers Corner. The motion carried with all Ayes.

ADJOURNMENT

The meeting was adjourned at 8:09 a.m.

- Indicates subject with recommendation
✓ Indicates recommendation forwarded

RULES COMMITTEE MEETING
Board Room – 302 N. Main Street, Culpeper, VA
Tuesday, May 10, 2011 - 10:00 a.m.

Members Present: Steve Walker, Steve Nixon, Mrs. Hansohn, Alternate
Staff Present: Frank Bossio, John Bennett, Donna Foster
Others Present:
Members Absent: Tom Underwood

CALL TO ORDER

Mr. Walker called the meeting to order at 10:01 a.m.

AGENDA APPROVAL

Mr. Hansohn moved, Mr. Nixon seconded, to approve the agenda as presented. The motion carried with all Ayes.

a. **Update on implementing a possible Restaurant Fee Ordinance**

Mr. Bennett asked that this matter be postponed until the June meeting to allow the County Attorney to further research the issue and to be present for its discussion. The Committee had no objection.

NEW BUSINESS

→ a. **Consideration of proposed amendment to Chapter 2. Administration of the Culpeper County Code by enactment of Section 2-11. Employee Bonuses**

Mr. Bossio explained that this proposed amendment was to bring the County into concert with the State Code.

✓ Mr. Nixon moved, Mrs. Hansohn seconded, to recommend the amendment to the Board for public hearing and proposed adoption. The motion carried with all Ayes.

→ b. **Consideration of tax exemption application from Virginia Rides**

A discussion was held with Mr. Bossio explaining that Virginia Rides is a (501)(c) (3) tax exempt Virginia corporation that owns and operates a bus service that is an adjunct to the Virginia Regional Transit (VRT). VRT has an office site and bus terminal at 1099 Brandy Knoll Lane which is in the Town of Culpeper. Mr. Bossio noted the application had been reviewed by the County Attorney and he recommends in favor of the request.

A brief discussion ensued relative to VRT moving its buses to the location in Town, the fact that the buses may be used elsewhere but garaged in Culpeper, and the implications of exempting them from taxes when other private bus owners pay taxes.

✓ Mr. Nixon moved, Mrs. Hansohn seconded, to move the request to the Board with a recommendation that a public hearing be held on the proposed ordinance.

Mr. Walker questioned if it would be good to have a representative present or at least have more data available to address questions that may be asked relative to Virginia Rides just recently moving its buses to the VRT terminal in Town with clarification on where the buses are used and garaged. After further reviewing the application and holding more discussion, Mr. Nixon and Mrs. Hansohn did not believe it was necessary.

The motion carried with all Ayes.

OTHER BUSINESS

ADJOURNMENT

On motion by Mrs. Hansohn, the meeting was adjourned at 10:09 a.m.